

JERRY'S_STORAGE_UNITS_(06-33)

Mr. Jerry Sabini and Mr. Joe Foti appeared before the board for this proposal.

MR. ARGENIO: This is the corner of Toleman Road and Route 207. This application proposes development of a mini storage facility with a three story 48,000 square foot building on the 2.69 acre site. The plan was reviewed on a concept basis only. Hi, folks, what are your names for the stenographer?

MR. FOTI: My name is Joe Foti, I represent Zimmerman Engineering.

MR. SABINI: Jerry Sabini.

MR. ARGENIO: Okay, folks, what are you doing there?

MR. FOTI: Okay, what we have is a proposal for 48,000 square foot three story climate controlled storage facility situated on 2.69 acres and in a zone that requires five acres for this use.

MR. ARGENIO: So your variance is for coverage?

MR. FOTI: Yes.

MR. BABCOCK: Lot area.

MR. ARGENIO: Go ahead.

MR. FOTI: Also proposed here are 34 outdoor storage parking spaces, we have provided 11 total parking spaces for the, for customers' use as well as--

MR. ARGENIO: Does that meet the code?

MR. FOTI: I'm not sure that the 11 spaces actually meet the code.

MR. ARGENIO: Mike or Erik?

MR. BABCOCK: I believe it does, Mr. Chairman, I looked at this one time before, there's a way of getting a calculation.

MR. ARGENIO: Go ahead.

MR. BABCOCK: If it doesn't, he's got to put more in.

MR. FOTI: And we certainly do have the room, we could put more in if so required. The building is proposed to be served by well and septic system as there are no public facilities out in that area and well pretty much that's it.

MR. ARGENIO: What are the storage spaces to the north, the 20 storage spaces?

MR. FOTI: They are outdoor parking for, you know, someone.

MR. ARGENIO: RVs or something?

MR. SABINI: Yeah, RVs and boats.

MR. ARGENIO: What kind of finish are you going to put on the building?

MR. SABINI: Stucco like on each floor there's glass walls where you see the units through the glass like a Guardian Self Storage.

MR. MINUTA: Similar to the one down the road like Guardian.

MR. BABCOCK: Very similar.

MR. MINUTA: Will there be screening for the exterior

RV storage?

MR. SABINI: Yeah, I'll put like landscaping design.

MR. ARGENIO: You'll do that?

MR. SABINI: Definitely, I built the one on 207 on Toleman five years ago.

MR. ARGENIO: That's right up the block.

MR. SABINI: I had a restrictive covenant from five years, I'm free now so I want to start another one, same thing I had to put the tree and screening.

MR. ARGENIO: This is where all the fill was put?

MR. SABINI: Yeah.

MR. BABCOCK: Jerry, on the first one the gentleman that has it now doesn't do such a good job screening the RVs and boats.

MR. ARGENIO: It's a poor job.

MR. BABCOCK: He parks them too close to the road, we want to make sure that doesn't happen again.

MR. SABINI: We'll show it on the map then.

MR. ARGENIO: Just to tighten that up I think Joe is a hundred percent right.

MR. SABINI: That's good revenue outside parking.

MR. ARGENIO: Show us some screening trees over there something Mark Edsall would like or Mike would like for screening, some evergreens or some such thing.

MR. FOTI: We'll certainly produce a landscape plan for

this.

MR. SCHLESINGER: You're going to have a total of 34 outdoor spaces?

MR. FOTI: Yes.

MR. SCHLESINGER: Fourteen and 20, good revenue?

MR. SABINI: It is good revenue, yeah.

MR. SCHLESINGER: Elevators?

MR. SABINI: No, this one from the ground floor is going to be basement entry and the top when you enter the facility on the main floor I'll be on basically on the first floor but really it's the second so I'm going to have a lift so humans don't go on the lift, they'll use the stairs.

MR. SCHLESINGER: Just the cargo?

MR. SABINI: Yes, the way the elevation drops off you'll have elevation ground level.

MR. MINUTA: So your lift is a freight elevator?

MR. SABINI: Yes.

MR. MINUTA: Any handicapped accessibility on the second floor?

MR. SABINI: No because there's enough ADA occupancy on the other floor plus the main floor, that's right.

MR. ARGENTIO: Let me share with you a couple thoughts. This is big residential area, this area as you know, and that owner I don't know what his name is next to you.

MR. SABINI: We talked to him already.

MR. ARGENIO: Has his responded?

MR. SABINI: He just wants to control the water coming off Toleman Road so we're proposing piping that water away cause--

MR. FOTI: That was his major concern.

MR. ARGENIO: I put that fill on that site a few years back, I did, and that was his major issue then and we did control the water when we put it in there, when we put the fill and that was his major issue but he can certainly be boisterous if he disagrees with what you're doing.

MR. SABINI: He seemed to be all right when he came out.

MR. ARGENIO: I'm good with that, I'm mentioning it to you.

MR. BABCOCK: On sheet number 2 on that side of the property between there's a swale.

MR. ARGENIO: Let me just give you a couple thoughts here, I have a comment from the fire inspector, fire lanes of 30 feet are approved but you don't show 30 feet, you show 25 foot wide entrance.

MR. SABINI: I thought it was 30.

MR. ARGENIO: I see 25 foot on the entrance off Toleman.

MR. BABCOCK: That's the entrance, that's okay, that's all they'll allow him.

MR. ARGENIO: So the fire lanes of 30 foot are internal

to the site?

MR. BABCOCK: That's correct.

MR. ARGENIO: Let me continue reading, however proposed building at 48,000 square foot is unacceptable without a sprinkler system. You're aware of that as well?

MR. SABINI: Yeah, I'm going over those hurdles right now.

MR. ARGENIO: That's State Code.

MR. BABCOCK: Mr. Chairman, we have talked to the applicant in reference to the sprinkler system, he's very aware of it, we're trying to work through that or the end result is if he needs a sprinkler system, he has to put it in. You may be aware there's no town water out in this area and we have already talked about tanks and so on and so forth but the end result is if he needs one--

MR. ARGENIO: I leave that in the hands of the people who are more competent in making that decision, the fire people and yourself, I want to read this, municipal highway 12/11/06 disapproved, they want one entrance. Are you aware of that?

MR. SABINI: No.

MR. ARGENIO: You should think about that.

MR. SABINI: Toleman Road only wants one entrance?

MR. ARGENIO: Yes and this board works very closely with the highway superintendent so I think you should take heed to his comments. I don't know how that affects your engineering, I quite honestly don't know if it can be done but you should look at that.

MR. FOTI: We can work something out.

MR. DENEGA: Who is it that requested one entrance?

MR. ARGENIO: Anthony, so you may not have that.

MR. DENEGA: I don't know if Mark's aware of it or not.

MR. ARGENIO: I don't think he's aware of either. Guys, we're going to have the opportunity to revisit this, does anybody else have any comments? Mike, a three story building is permitted in that zone?

MR. BABCOCK: That's correct.

MR. ARGENIO: No problem?

MR. BABCOCK: Correct.

MR. ARGENIO: What's the offset requirement, two to one?

MR. BABCOCK: I don't think that that applies in that it's a maximum building height is 50 feet.

MR. CORDISCO: Just a couple quick comments, one from the location map, it seems that the property even though it's near 207 is beyond the 500 feet so--

MR. ARGENIO: I believe it's beyond.

MR. CORDISCO: As a result, there'd be no need to refer it to County Planning but while there has been some discussion about referral to the Zoning Board for a variance for the lot area. One of the things that you may want to consider is making the referral conditional and not happen until the revised plans come in with landscaping, I would think that the ZBA would be interested in landscaping given that one of the factors that they have to weigh is the impact of the variance

on surrounding properties and so if they're going to add a landscaping plan I think it should happen prior to the ZBA considering the request for variance.

MR. ARGENIO: You know something, I think that's a very lucid, well thought-out thought and I agree with it.

MR. CORDISCO: It's been a long week already.

MR. ARGENIO: I agree with that, don't you?

MR. MINUTA: I'll go along with that, absolutely.

MR. ARGENIO: Our interest is when you go to ZBA certainly the plans are not going to be 100 percent complete because they are subject to further planning board review but what you bring there it needs to somewhat closely resemble what you're going to do, i.e., extension of what Dominic just said, I want the driveway corrected before you go to ZBA, I want that worked out, and you should have a landscaping plan there too.

MR. SCHLESINGER: Are they going to have a public hearing at the ZBA?

MR. BABCOCK: Yes.

MR. SCHLESINGER: I would think that you'd have some decent elevations, architectural as well.

MR. ARGENIO: Yes.

MR. SCHLESINGER: You're going to have a public hearing and obviously you're close to a residential area, all I'm saying is you should really cover all your bases.

MR. FOTI: We can do that.

MR. SCHLESINGER: That's a suggestion.

MR. SABINI: Okay.

MR. ARGENIO: Couple of elevation drawings.

MR. MINUTA: Just as a point of reference, I grew up on Toleman Road, I'm very familiar with the area, it is residential, you're in a OLI zone, when you put up the first place I thought you did a nice job with that. Of course there needs to be some landscaping, I concur with Neil's suggestions, it's primarily a residential neighborhood, I'd ask you to be sensitive to that and go forth.

MR. SABINI: Okay.

MR. MINUTA: I do have one, you're going to have a little bit of a challenge with the screening since we're so close to the property line but that's a challenge for you guys to work out.

MR. ARGENIO: So you're seeking an area variance and also Mark has a note here the lot width appears to be the, to be 190 feet also needs a variance. Are you aware of that, sir?

MR. FOTI: No.

MR. SABINI: No.

MR. DENEGA: He notes also to have the applicant verify that because--

MR. BABCOCK: Actually--

MR. DENEGA: It does appear as though you're not aware by the way the application is written up.

MR. ARGENIO: If you're going to go to the ZBA, don't go twice, go once, don't waste your time or their time,

check that lot width as Erik said, Mark's got a question, Mark, which means maybe he couldn't quite tell exactly what the front lot width was so doublecheck that.

MR. FOTI: Okay.

MR. BABCOCK: I think we should have a parking calculation so there's no question of whether you meet the parking or not.

MR. FOTI: Okay.

MR. ARGENIO: So you'll do that?

MR. FOTI: Yes.

MR. ARGENIO: Make sure these things that we ask for are done before you go to zoning, mainly the driveway and the landscape plan and when you do come back to us at some point in time, I will try to help you so it doesn't come up later, you should include some kind of a lighting plan because usually Joe Minuta is the one who asks where is your lighting because there's residents around there, we wouldn't want to glare them out, be aware of the glare to the south, don't want to have light shining in his bedroom window. Anybody have anything else? We're going to see it again.

MR. BABCOCK: We would ask them once they make these corrections to go to a workshop which Mark or Erik will see that all the things that you're asking for tonight are done and then we'll give them the referral to the Zoning Board.

MR. ARGENIO: Right, I'll put that in the motion.

MR. BROWN: I just have one question. Is this going to be 24 hour access into this storage?

MR. SABINI: Not 24 cause it's climate controlled, usually like 9 a.m. to 9 p.m. The other one I had that was 24 hours--

MR. ARGENIO: Why isn't it 24?

MR. SABINI: Because it's more like an office building, it's enclosed so the industry standard is that this is only open like a retail business 9 to 9 and then you might have some members that you give access to it who have companies who work at Home Depot, they'll have their own special code that they can get in but 90 percent of them can't.

MR. ARGENIO: Okay.

MR. DENEGA: One other correction and you have a copy of the comments, just take note of number one that the bulk table needs correction, that should be made too for that work session, just a matter of putting the proper minimum front yard setback in the proper column. Looks like you have what's provided in the minimum column or the required column where it says 124.9 feet required front yard, that should say 50-50 and that should be bumped over.

MR. ARGENIO: Okay, unless somebody has anything else, I will accept a recommendation that we deem this plan incomplete.

MR. MINUTA: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board deem Jerry's Self-Storage on Toleman Road the plan incomplete in its current state. If there's no further discussion, roll call.

December 13, 2006

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ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Make sure, I'll say it again, make the corrections to the plan, get to a workshop so Mike and Mark can review the corrections, make sure they're done, go to zoning.

MR. FOTI: Okay.

MR. SABINI: Okay.

MR. ARGENIO: Good luck to you.